

UNIT 270



GRAY WHALE COVE STATE BEACH

GENERAL PLAN AMENDMENT (*)

September 1984

(*) Published as part of a joint General Plan Amendment for both
Gray Whale Cove SB and Montara SB – ~~June 1979~~

Sept 1984

PROPOSED AMENDMENT TO GENERAL PLAN
GRAY WHALE COVE AND MONTARA STATE BEACHES
SAN MATEO COAST AREA

State Of California - The Resources Agency
Department of Parks and Recreation

June 1984

PURPOSE

To change the location of proposed parking for public beach access.

PLANNING HISTORY

On June 8, 1979, the State Park and Recreation Commission approved the General Plan for the San Mateo Coast Area. Montara State Beach was a portion of this approved plan.

The San Mateo County Local Coastal Plan was published in May 1982, and it incorporated the general concepts for public beach access described in the Montara General Plan without indicating site-specific parking lot locations.

It became apparent during the more precise study for budget planning that there were several problems with the location of the parking lot to serve Montara State Beach as shown on the General Plan.

During this budget planning work, department staff conferred with San Mateo County environmental planning and development staff. The best possible alternative location for beach parking was determined, and the ground work was laid for approval of a coastal building permit.

JUSTIFICATION FOR THE AMENDMENT

The storm of January 5, 1982 caused much damage along this area of the coast. Montara Creek washed out Highway 1 in the vicinity immediately adjacent to the proposed parking shown on the General Plan. Further research showed that the proposed parking site is made up of soft, loamy soil between two drainages, and is much more vulnerable to erosion than previously recognized. A pedestrian underpass or overpass would be required to safely provide public access to the beach from this proposed parking site, just inland of Highway 1.

Acquisition of the McNee Ranch area did not include any other lands inland from Highway 1 that are flat enough to be used for parking.

The final amended and approved Local Coastal Plan was much more supportive of parking at Montara SB than the early versions of it, which were used to formulate the General Plan. The numbers of parked cars should be increased in accordance with the current Local Coastal Plan criteria.

Every possible alternative was investigated to find an area within the state beach boundary which would accommodate 200 cars without damage to cultural, natural, or scenic environments. There were no such areas. The site recommended by this amendment will cause the least disturbance to archeological values. It will not require grading and, being in a lower part of the mesa next to an existing restaurant development, it will be less intrusive on the open space scene immediately to the north. The recommended location also provides the best possible pedestrian access to the beach, because the bluffs are not as high as at all other possible locations.

GRAY WHALE COVE AND MONTARA STATE BEACHES

GENERAL PLAN AMENDMENT

<u>Existing Land Use</u>	<u>Proposed Land Use</u>
Sandy beach--10 ha (12 a.); 1,700 m. (5,500 ft.), sunbathing, beach play	Same
Steep cliffs; rocky shoreline--1.6 ha. (4 a.) 2,600 m. (8,500 ft.), scenic open space	Same
Coastal terrace--24 ha. (60 a.) lighthouse hostel (3 a.), prime agriculture (45 a.), scenic open space and riparian habitat (12 a.).	Development of 4 a. for parking.
Steep, chaparral-covered slopes--286 ha. (715 a.) mostly open space (Montara Mt.); few structures in Green Valley and Martini Creek areas, 240-car parking lot in Gray Whale Cove drainage.	Walk-in campgrounds at Martini Creek and Green Valley. Adaption of Martini Creek and structures for park administration uses.

Chief Recreation Need

Additional parking (currently as many as 500 cars park illegally along Highway 1)

Proposed Development

Gray Whale Cove Area

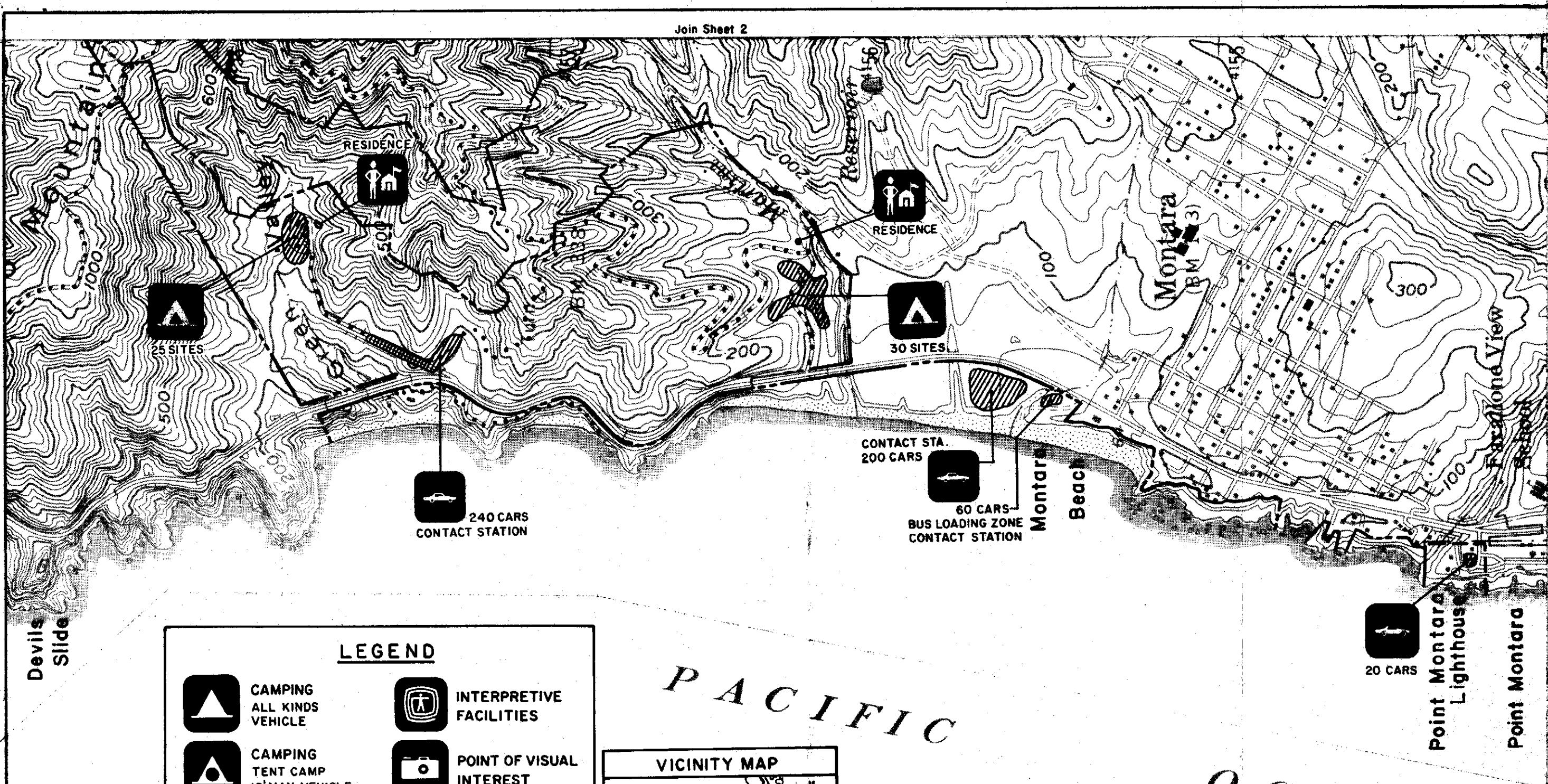
- 1) Parking: improve existing lot (entrance signs, pavement markings); construct new restrooms and contact station (lot would serve both beach and campground).
- 2) Beach Access: construct under or overcrossing across highway; develop trails for safe access to secluded beach areas.
- 3) Highway: provide left-turn lane, acceleration and deceleration lanes; eliminate dangerous highway shoulder parking.
- 4) Camping: develop 25 walk-in campsites and restrooms.
- 5) Administration: convert existing structure to ranger residence.

Montara Mountain

- 1) Trails: develop trail system to San Pedro County Park and Crystal Springs trails.

Coastal Terrace Area - South End

- 1) Parking: develop 260-car parking, bus loading zone, restroom, and contact station on 4-acre site just north of Chart House Restaurant.
-



LEGEND

- | | | | |
|--|---|--|---------------------------------|
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ALL KINDS
VEHICLE | | INTERPRETIVE
FACILITIES |
| | CAMPING
TENT CAMP
18' MAX. VEHICLE | | POINT OF VISUAL
INTEREST |
| | CAMPING
WALK-IN
NO VEHICLE | | PARK ROADS |
| | PICNIC | | TRAILS |
| | PARKING | | DEVELOPMENT
AREAS |
| | ADMINISTRATIVE
FACILITIES /
RESIDENCE | | EXISTING STATE
PARK BOUNDARY |
| | | | ACQUISITION
PROPOSAL |
- Acquisition proposals shown here are intended for long-range planning purposes only, and are not a commitment for acquisition

PACIFIC OCEAN

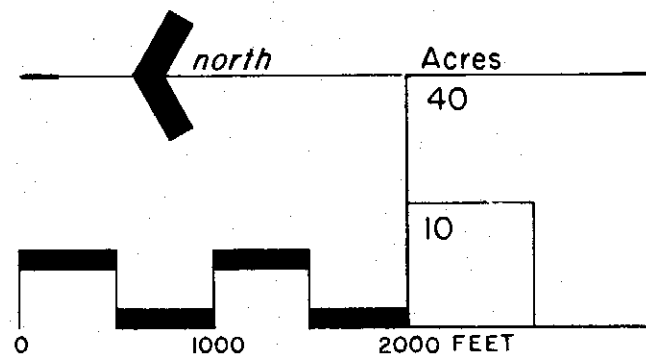
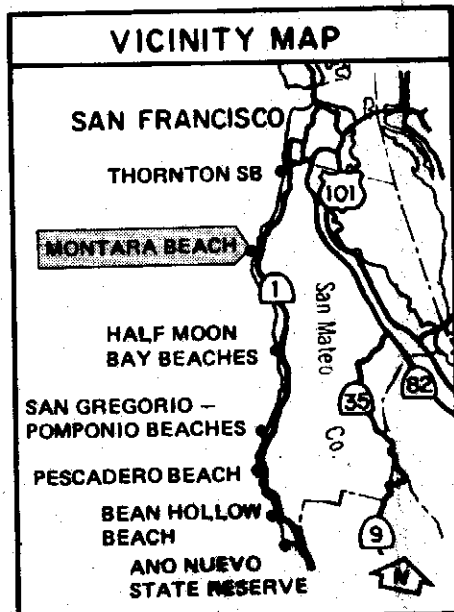
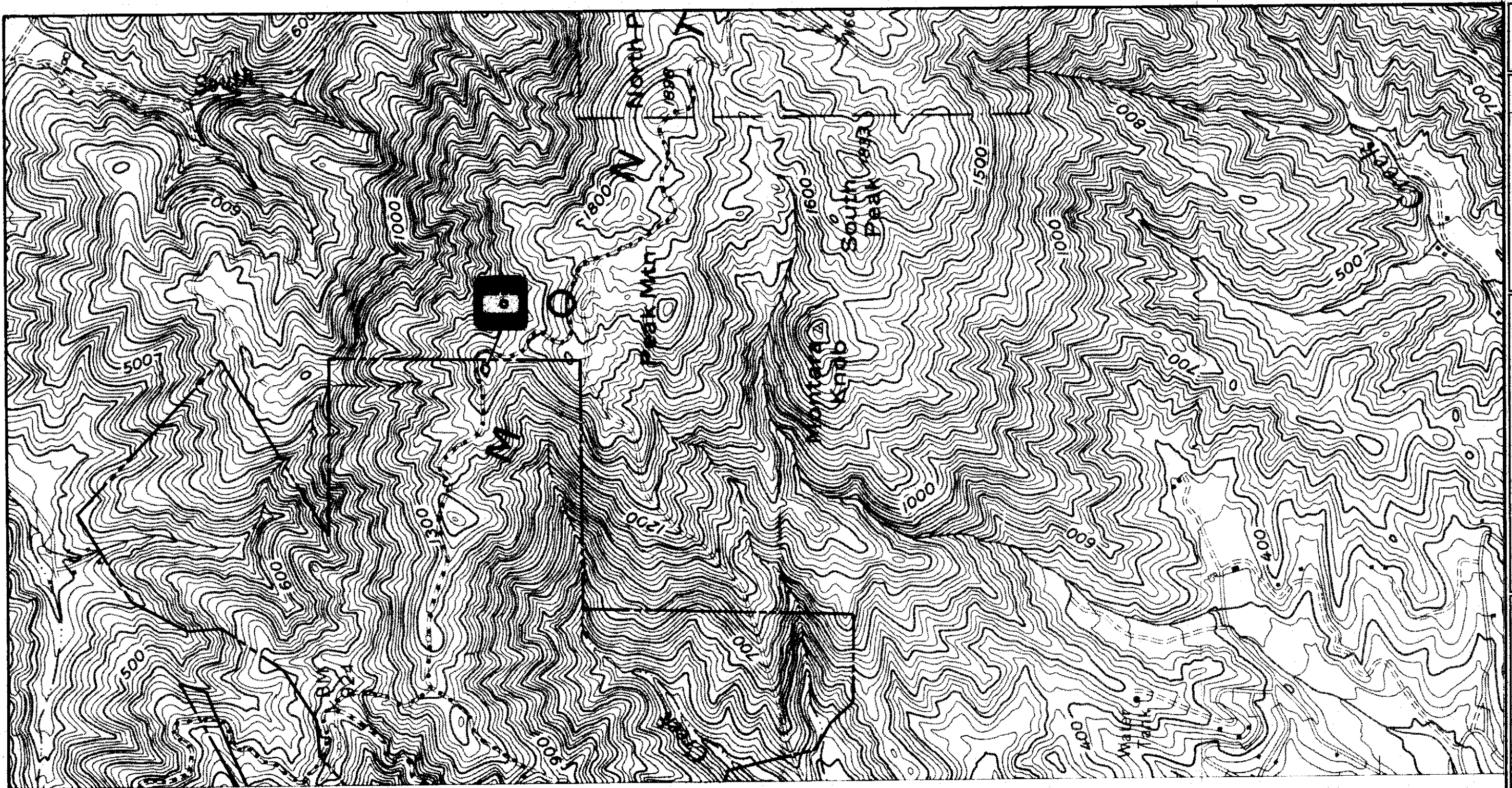


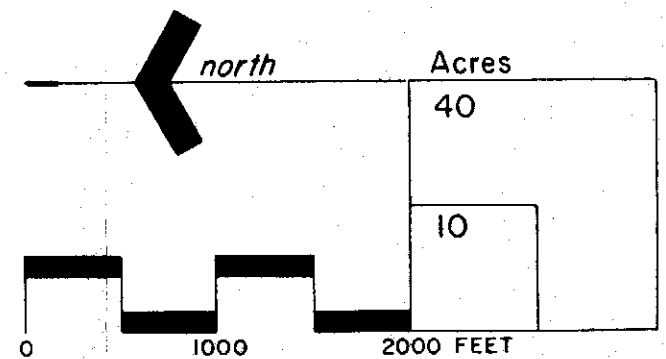
FIGURE 36a

DESIGNED	DATE	6/84
DRAWN	REVISIONS	REVISED BOUNDARY AND PARKING
CHECKED	APPROVED	DATE
RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION		
SAN MATEO COAST AREA GENERAL PLAN MONTARA STATE BEACH		
DRAWING NO. 16843		
SHEET NO. 1 2		



Join Sheet 1

FIGURE 36b



RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

APPROVED

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DEPARTMENT OF PARKS AND RECREATION

STATE PARK AND RECREATION COMMISSION

BOX 2390, SACRAMENTO 95811



Resolution 62-84
adopted by the
STATE PARK AND RECREATION COMMISSION
at its regular meeting in Redwood City on
September 14, 1984

WHEREAS, the Director of the Department of Prks and Recreation has presented to this Commission for approval the proposed General Plan Amendment for the Gray Whale Cove and Montara State Beaches; and

WHEREAS, this reflects the long-range development plans to provide for the optimum use and enjoyment of the unit as well as the protection of its quality;

NOW, THEREFORE, BE IT RESOLVED that the State Park and Recreation Commission approves the Department of Parks and Recreation's General Plan Amendment for the Gray Whale Cove and Montara State Beaches; dated June, 1984, subject to such environmental changes as the Director of Parks and Recreation shall determine advisable and necessary to implement the provisions and objectives of said plan.

DEPARTMENT OF PARKS AND RECREATION

STATE PARK AND RECREATION COMMISSION

P. O. BOX 2390, SACRAMENTO 95811



916) 324-6976

August 17, 1984

Honorable John Williamson, Chairman
State Park and Recreation Commission
and Members

Dear Commissioners:

Attached are the copies of the Negative Declaration and
Response to Comments for the San Mateo Coast Area General
Plan Amendment for Montara State Beach Access Improvement
Project.

Sincerely,

Andrea
Andrea W. Patterson *za*
Assistant Secretary

Attachment

SAN MATEO COAST AREA
GENERAL PLAN (1980) AMENDMENT
(Montara State Beach Access Improvement Project)
Negative Declaration - SCH 79032610

Review copies were provided to the following on July 3, 1984:

State Clearinghouse (10 copies)
Honorable Alan Cranston, U.S. Senator
Honorable Barbara Boxer, U.S. House of Representatives
Honorable Tom Lantos, U.S. House of Representatives
Honorable John F. Foran, State Senator
Honorable Robert W. Naylor, State Assemblyman
Honorable Louis J. Papan, State Assemblyman
Mr. David C. Hale, Planning Director, San Mateo County
Dr. Robert Mark, Sierra Club State Park Task Force
Association of Bay Area Governments

A Notice announcing locations of copies of documents for public review was published in the following newspaper:

Half Moon Bay Review

The document was available at the following location for public review:

California Department of Parks
and Recreation
Region 2 Headquarters
2211 Garden Road
Monterey, CA 93940

California Department of Parks
and Recreation
San Mateo Coast Area
95 Kelley Avenue
Half Moon Bay, CA 94019

San Mateo County Library
Half Moon Bay Branch
620 Correias Avenue
Half Moon Bay, CA 94019

San Mateo County Library
Pacifica Branch
Hilton Way & Palmetto Avenue
Pacifica, CA 94044

Pacifica City Library
Sanchez Branch
1111 Terra Nova Boulevard
Pacifica, CA 94044

The Following are the comments and responses to comments:

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

SAN FRANCISCO BAY REGION

1111 JACKSON STREET, ROOM 6040

OAKLAND 94607

Phone: Area Code 415
464-1255

July 31, 1984

File No. 2179.7020

2178.05 (TWH) omt

Mr. Price Walker
State Clearinghouse
1400 Tenth Street, Rm. 121
Sacramento, Ca. 95814

Subject: Montara State Beach Access Improvement Project - Negative
Declaration (SCH #79032610)

Dear Mr. Walker:

Regional Board staff have reviewed the subject negative declaration and
have the following comments:

Public Service Factors

The statement that the capacity of the treatment system has almost been reached is inaccurate. The Sewer Authority Mid-Coastside (SAM) treatment plant, which treats the wastewater from the Montara Sanitary District (MSD), has a design capacity of 2.0 mgd and is presently treating only about 1.2 mgd. Therefore, there appears to be no need for expansion of SAM facilities to accomodate the proposed project.

Without additional information it is difficult to determine whether a septic system at that location could provide reliable treatment under peak conditions. In general, Regional Board policy has been to recommend against new on-site disposal systems for areas where connection to a conventional sewer system is reasonably available.

The Department of Parks and Recreation should present more detail on the proposed projected sewage flow and loadings (peak and average) from the proposed facility relative to the ability of the Montara collection system and pump stations to reliably transport the additional flow.

In summary, we do not object to the project as proposed, but would recommend sewerage instead of a septic system.

If you have any questions please contact Thomas Hall at (415) 464-0554.

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RPI

Sincerely,

Dennis Mishek
Dennis Mishek
Senior Engineer

4-4244

Department of Environmental Management
Planning and Development Division



COUNTY OF SAN MATEO

COUNTY GOVERNMENT CENTER • REDWOOD CITY • CALIFORNIA 94063 (415) 363-4161

BOARD OF SUPERVISORS
ANNA G. ESHOO
ARLEN GREGORIO
WILLIAM J. SCHUMACHER
K. JACQUELINE SPEIER
JOHN M. WARD

DAVID C. HALE
PLANNING DIRECTOR

July 27, 1984

James M. Doyle
Environmental Review Supervisor
State Department of Parks and Recreation
P.O. Box 2390
Sacramento, CA 95811

Dear Mr. Doyle:

SUBJECT: Negative Declaration (SCH 79032610)
San Mateo Coast Area General Plan Amendment
Montara State Beach Access Improvement Project

Thank you for referring the subject Negative Declaration and Initial Study to our office for review and comment. The Planning and Environmental Evaluation Sections have reviewed the documents and offer the following comments:

1. Item 43 within the Land Use Factors section of the Initial Study should indicate that existing zoning is Planned Agricultural District (PAD) and that the general plan land use designation is Public Recreation - High Density.
2. Project materials suggest that all proposed facilities will be connected to community water and sewer systems. Such connection is contrary to the County Local Coastal Program (LCP). The proposed project is located within the designated "rural area" of the Coastal Zone (See December 13, 1982 letter to George Rackelmann - Attached). Accordingly, Items 30, 31, and 61 of the Watershed and Public Service Factors sections, respectively, should indicate that County LCP Policies 2.14 and 2.22 prohibit extension of sewer and water lines to serve development outside the urban boundary. Further, PAD Ordinance Sections 6355 A and B require the demonstration of a potable and adequate on-site well water source. Analysis of site capability to provide well water and sewage disposal should be included in this discussion.
3. Item 45 within the Land Use Factors section of the Initial Study incorrectly states that the proposal conforms with the adopted local general plan. As already discussed, the proposal conflicts with LCP prohibitions to extend utilities into the rural area. Possible alternatives include revising the plan to conform with the LCP or seeking an amendment to adjust the urban/rural boundary.

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4. Items 13 and 15 within the Soil Factors section of the initial study should provide an estimate of the amount of project grading required and the extent of erosion control measures to be employed during and after construction. This may include limiting construction activities to the dry season and seeding the graded area prior to final landscaping.
5. Items 52 and 53 of the Cultural Resource Factors section should indicate who the investigator was, the date, and the results of the cultural resource inventory.
6. Finally, the document should include the finding in Section XI - "Determination" that the Negative Declaration is issued based upon mitigation measures which "ameliorate" the effects described.

I hope this information proves helpful. As a responsible agency, we would encourage you to incorporate responses to the comments in a revised Negative Declaration. Should you have further questions, please feel free to contact Deborah Nelson or George Bergman in this office at (415) 363-4161.

Very truly yours,



David C. Hale
Planning Director

DCH:GB:ac

cc: State Clearinghouse

DEPARTMENT OF PARKS AND RECREATION

P.O. BOX 2390
SACRAMENTO 95811

(916) 445-2358



AUG 16 1984

Mr. David C. Hale, Planning Director
Department of Environmental Management
County of San Mateo
County Government Center
Redwood City, California 94063

Dear Mr. Hale:

SUBJECT: Negative Declaration San Mateo Coast Area General
Plan Amendment for Montara State Beach Access
Improvement Project - Response to Comment
SCH 79032610

Thank you for the comments in your letter of July 27, 1984.
Our responses to your six (6) points are below.

1. We appreciate this information and acknowledge the fact that the project is within the Planned Agricultural District (PAD), and that the general plan land use designation is Public Recreation - High Density.
2. The Department of Parks and Recreation has been meeting with your county planners and has discussed the possibilities of having the urban/rural boundary adjusted to include Montara State Beach within the urban boundary, or of seeking a variance to the County Local Coastal Plan Program (LCP) so that the local water and sewer system could serve the public use facilities at Montara State Beach. We feel that since this is not a project which would stimulate growth in the area, our request to join in with the local water and sewer systems would be in keeping with the purposes of the LCP. We feel that there would be fewer impacts if the facilities were connected to the local water and sewer lines if the Department drilled its own well and constructed its own septic tank and leach field facilities.

Mr. David C. Hale, Planning Director
Department of Environmental Management
County of San Mateo
Page 2

We have also learned from the California Regional Water Quality Control Board that the capacity of the Sewer Authority Mid-Coastal (SAM) treatment plant is not at or near capacity. Our Negative Declaration (#61) erroneously states that the treatment facility is near capacity.

3. This comment is noted. We will seek a change either by a special variance to the LCP or by seeking an amendment to adjust the urban/rural boundary.
4. The project does not include plans to import or export soils. There will be grading to provide surface drainage, but earth moving will be negligible. Erosion control measures will be practiced.
5. The cultural resources were inventoried in preparation for the San Mateo Coast Area General Plan of 1979 by Cultural Resource staff in the Resource Protection Division.
6. We agree. The second category for a Negative Declaration should be checked; "Determination that the Negative Declaration is issued based upon mitigation measures which 'ameliorate' the effects".

My staff will be working closely with your staff so that the concerns which you have discussed in your comment can be mutually resolved before the California State Park and Recreation Commission meets in September. George Rackelmann, telephone (916) 322-6160, is the supervising planner on this project.

Sincerely,



Wm. S. Briner
Director

Memorandum

Date : AUG 16 1984

To : Mr. Dennis Mishek, Senior Engineer
California Regional Water Quality
Control Board
San Francisco Bay Region
1111 Jackson Street, Room 6040
Oakland, CA 94607

From : Department of Parks and Recreation

Subject: Negative Declaration San Mateo Coast Area
General Plan Amendment for Montara State
Beach Access Improvement Project - Response
to Comment
SCH 79032610

Thank you for your recent comments on the subject project. We appreciate the information you provided regarding the design capacity of the Sewer Authority Mid-Coastside (SAM) treatment plant.

Our Department has been working with the County to achieve a variance to the present County Local Coastal Plan (LCP) granted to us by the County, or an adjustment of urban/rural boundaries to include Montara State Beach within the urban boundary so that the unit could tie into the local water and sewage systems. Since the Department's purposes will not be growth inducing, we believe that the County will be receptive to granting our request. If we do not get approval to tie in with the local water and sewer utilities, then we would have to examine the possibility of drilling our own well or importing our own water. If we get water only, either through the service district or by drilling a well, then we would probably have septic tanks and leachfields. We would prefer not to have to choose this option.

The State will be making sewer flow projections based on

Mr. Dennis Mishek, Senior Engineer
California Regional Water Quality
Control Board
Page 2

the size of the facilities and the predicted visitor use patterns. We will keep you informed about this project. Our project supervisor is Mr. George Racklemann, Development Division, California Department of Parks and Recreation, P.O. Box 2390, Sacramento, CA 95811; telephone ATSS 492-6160.



Wm. S. Briner
Director